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## ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts  
Middlesex, ss

DOCKET NO. 3602

### DECISION Special Permit Under ENVIRONMENTAL DESIGN REVIEW

Applicant: James Doherty, 1211 Mass Ave Realty Trust, 1122 Massachusetts Ave, Arlington, MA 02476

Property Address: 1207-1211 Massachusetts Ave, Arlington, MA

Hearing Date: November 6, 2023

Date of Decision: November 6, 2023

20 Day Appeal Period Ends: December 11, 2023

### Board Members

#### Approved

#### Opposed

Eugene Benson

Eugene B. Benson

Kin Lau

[Signature]

Stephen Revilak

Stephen A. Revilak

Rachel Zsembery

Rachel J. Zsembery

Town Clerk's Certification

Date



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## **Arlington Redevelopment Board**

730 Massachusetts Avenue, Arlington, Massachusetts 02476

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### **DECISION OF THE BOARD**

**Environmental Design Review Special Permit Docket #3602  
1207-1211 Massachusetts Avenue, Arlington, MA 02476  
1211 Mass Ave Realty Trust**

**November 6, 2023**

This Decision applies to the request by James F. Doherty, for 1211 Mass Ave Realty Trust, to extend the Environmental Design Review Special Permit Docket #3602, granted on August 17, 2020, and certified by the Town Clerk on September 15, 2020. The Special Permit was set to expire on December 8, 2023, three years after the Land Court dismissed a complaint contesting the granting of the Special Permit. The Special Permit was to construct a mixed-use structure, a boutique hotel with 48 rooms and with a restaurant on the ground floor, at 1207-1211 Massachusetts Avenue within the B2 Neighborhood Business District and the B4 Vehicular Oriented Business District. The Arlington Redevelopment Board (ARB) held a public hearing on this request on November 6, 2023.

**VOTE:** On November 6, 2023, the ARB voted (4-0) to extend the Special Permit for Docket #3766, with conditions, to December 8, 2025.

#### **Findings**

The ARB made the following finding in this Decision:

1. The Special Permit for Docket #3602, granted on August 17, 2020, and certified by the Town Clerk on September 15, 2020, is extended for a period of two years, to December 8, 2025, based on Mr. Doherty's representation that he was unable to make progress on the project due to the COVID-19 pandemic.

#### **Conditions**

The project must adhere to the following conditions, in addition to all conditions specified in the original Special Permit Decision:

1. The applicant must return to the ARB at intervals of no more than six months to report on the progress of the project, the first such check-in to be held on Monday, May 6, 2024, and subsequent dates to be set thereafter by the ARB.
2. The project must comply with Zoning Bylaw Section 6.3, Street Trees, and all tree plantings included in the project must be from the current list of species as approved by the Town.
3. The project must comply with Zoning Bylaw Section 6.4, Solar Energy Systems.